

EXHIBIT B

Joint Property Inspection
1405 North Olive Way, Meridian, ID

Date: 10/19/2023

Representing Tenant: Mac Jones

Representing Landlord: Dan Temkin

The following deferred maintenance items were noted:

Warehouse

- 25 overhead doors – bottom panels damaged
- Task lights were removed at all loading positions
- Overhead door at loading position 24 is off its track
- Metal siding damage above headers at loading positions 4, 6 and 8
- Pressure wash all overhead doors

Office

- South dispatch office - recessed light fixture not properly seated and ceiling tile damaged
- General office area – VCT flooring is damaged and stained in numerous locations
- Ceiling tiles in numerous locations throughout office are damaged from roof leaks

Yard/Exterior

- Perform asphalt crack sealing throughout the yard area as needed
- Grass needs to be mowed
- Weeds need to be cleared in unimproved portion of property
- Some pole-mounted yard lights reportedly not working (unable to verify during daylight hours)
- Underground water leak observed southeast of fuel island building (water bubbling to surface)
- Hazardous materials in and around fuel island building need to be disposed of
- All debris to be removed from property

(SEE ACCOMPANYING PHOTOS)

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BOTTOM PANEL DAMAGE TO ALL OVERHEAD DOORS

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TASK LIGHTS REMOVED FROM ALL LOADING POSITIONS



OVERHEAD DOOR OFF TRACK AT LOADING POS NO. 24

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METAL SIDING DAMAGED AT LOADING POS 4, 6 AND 8

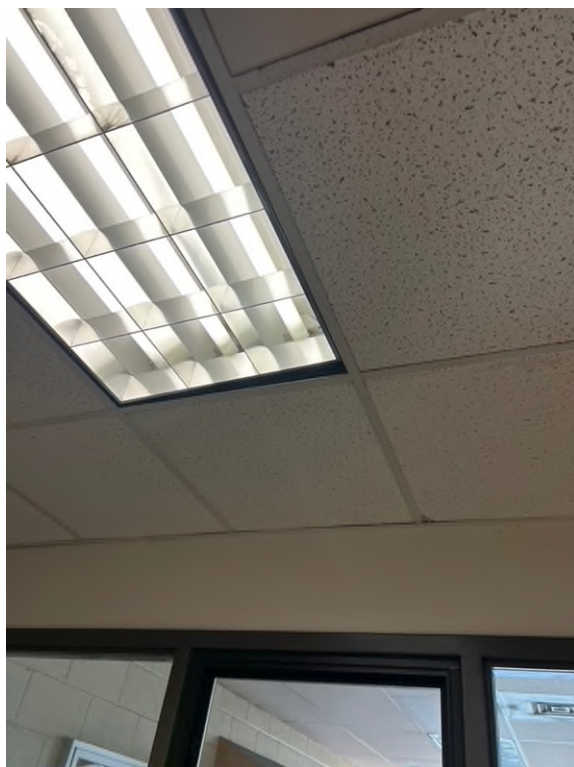


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VCT FLOORING STAINED AND DAMAGED



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LIGHT FIXTURE IN DISPATCH OFFICE NOT PROPERLY SEATED

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STAINED CEILING TILES THROUGHOUT OFFICE AREA



UNDERGROUND WATER LEAK

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HAZARDOUS MATERIALS TO BE REMOVED FROM PROPERTY



ALL DEBRIS TO BE REMOVED FROM PROPERTY